

BOSTON REDEVELOPMENT AUTHORITY

REPORT AND DECISION ON THE APPLICATION OF FRANKLIN PARK ASSOCIATES FOR THE AUTHORIZATION AND APPROVAL OF A PROJECT UNDER MASSACHUSETTS GENERAL LAWS (TER. ED.), AS AMENDED, AND CHAPTER 652 OF THE ACTS OF 1960, TO BE UNDERTAKEN AND CARRIED OUT BY A LIMITED PARTNERSHIP FORMED UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 109, AND APPROVAL TO ACT AS AN URBAN REDEVELOPMENT LIMITED PARTNERSHIP UNDER SAID CHAPTER 121A

A. The Hearing. A public hearing was held at 2:00 p.m. on November 14, 1974, in the offices of the Boston Redevelopment Authority (hereinafter called "the Authority") at the New City Hall, Room No. 921, Boston, Massachusetts by the Authority on an Application (hereinafter called "the Application") filed by HII Corporation for Franklin Park Associates (hereinafter called "the Applicant") for authorization and approval of a redevelopment project under Chapter 121A of the General Laws of the Commonwealth of Massachusetts and Chapter 652 of the Acts of 1960, as amended (hereinafter called "the Project"), due notice of said hearing having been given previously by publication on Oct. 30 and Nov. 6, 1974, in the Boston Herald-American, a daily newspaper of general circulation published in Boston, and mailing postage prepaid in accordance with Rule 8 of the Rules and Regulations of the Authority for securing the approval of Chapter 121A projects, and in accordance with the provisions of Section 13 of Chapter 652 of the Acts of 1960, as amended. Robert Farrell, Chairman of the Authority, James G. Colbert, Joseph J. Walsh, James K. Flaherty and Paul Burns, members of the Authority, were present throughout the hearing.

B. The Project. The Project is a neighborhood stabilization project. It involves the rehabilitation of 13 individual parcels, each of which is, in varying degree, substandard and decadent by reason of deferred maintenance and neglect. In the case of each of the 13 separate parcels involved in the Project, the substandard and decadent condition is having a blighting effect on the surrounding neighborhood and the Project is designed to halt the spiral of neighborhood decline. When completed, the Project will make available for the low and moderate income housing market a total of 228 apartment units.

The properties involved in the Project are:

Parcel No. 1. 123-136 Adams Street. Three-story masonry row building. Now vacant. Rehabilitation will result in 15 apartments.

Parcel No. 2. 30-32 Bicknell Street. Three and one-half story masonry building. Rehabilitation will result in six apartments.

Parcel No. 3. 20-32 Mt. Bowdoin Avenue. Four unattached three-deckers with shingle exteriors. Rehabilitation will result in 20 apartments.

Parcel No. 4. 134-140 Crawford Street. Three and one-half story brick building. Rehabilitation will result in 16 apartments.

Parcel No. 5. 41-43 Esmond Street. Three and one-half story brick building. Rehabilitation will result in ten apartments.

Parcel No. 6. 85 Esmond Street. Three and one-half story brick building. Rehabilitation will result in 22 apartments.

Parcel No. 7. 38-40 McClellen Street. Three and one-half story brick building. Rehabilitation will result in a total of ten units.

Parcel No. 8. 132-140 Seaver Street. Three and one-half story masonry building. Rehabilitation will result in 39 units.

Parcel No. 9. 280-296 Seaver Street. Three and one-half story masonry building. Rehabilitation will result in a total of 29 apartments.

Parcel 10. 122 Talbot Avenue. Three and one-half story masonry building. Rehabilitation will result in eight units.

Parcel 11. 282-292 Talbot Avenue, 28-52 Aspinwall Street, and 42-42 Whitefield Street. Three-story masonry building. Rehabilitation will result in 20 apartments and four stores.

Parcel 12. 11 and 11A Wales Street. Three and one-half story brick building. Rehabilitation will result in 11 units.

Parcel 13. 20 Wales Street. Three and one-half story brick building. Rehabilitation will result in 22 apartments.

The specific deficiencies which exist in each of these properties are detailed in the Application, as is the precise nature of the rehabilitation work to be performed. In generality, this work consists of throughgoing rehabilitation including new roof, new windows, new plumbing, new heating, new dry wall partitions, new kitchens, new flooring, new electrical system, revised apartment layouts where this is indicated to meet consumer needs, exterior restoration, landscaping and site improvements. The resulting housing stock should, assuming reasonably careful management, survive for a period as long as the original age of the buildings being rehabilitated.

C. Authority Action. In passing upon the Application, the Authority has considered the Application itself, all documents, plans and exhibits filed therewith or referred to therein, the oral evidence presented at the hearing, the exhibits offered in evidence at the hearing and the arguments and statements made at the hearing.

The Project, as defined in the Application, constitutes a Project within the meaning of Section 1 of Chapter 121A of the General Laws, providing, as it does, for the re-construction, re-

habilitation, operation and maintenance of decent, sanitary and safe residential buildings and appurtenant facilities.

D. Project Area Substandard, Decadent and Blighted Open. The Project Area is substandard and decadent in that each of the component properties is seriously run down. Specifically, the respect in which each property in the Project is substandard and decadent is as follows:

Parcel 1. Building vacant. Fire damage. Mechanical and electrical systems obsolete and vandalized.

Parcel 2. Masonry on side walls in deteriorated condition. Yards in unsafe condition. Mechanical and electrical systems obsolete. Apartment layouts obsolete.

Parcel 3. Pervasive and serious disrepair of exterior particularly unsafe stairs and porches.

Parcel 4. Fire damage. Building vacant and partially open to the weather. Interior totally deteriorated. Rear porches sagging off. Cornices deteriorated.

Parcel 5. Extensively damaged brickwork. Wood floors for rear porches dangerously deteriorated. Mechanical and electrical systems and apartment layouts obsolete.

Parcel 6. Damage to stone and masonry. Structural failure in porches. Mechanical and electrical systems and apartment layouts obsolete.

Parcel 7. Damaged masonry. Roof cornice badly damaged. Porches falling off. Rear yard graded in such a way so that it becomes a serious health and safety hazard.

Parcel 8. Vacant, vandalized and open to the weather. Interior completely deteriorated.

Parcel 9. Inadequate electrical, mechanical and utility systems. Obsolete apartment layouts. Lead paint, Marginal heating system.

Parcel 10. Windows do not operate properly. Lead paint. Faulty roof. Obsolete apartment layouts.

Parcel 11. Building largely vacant and badly deteriorated at ground floor. Internal courtyard is a rubbish heap. Unit layout seriously obsolete.

Parcel 12. Front entrance steps crumbling. Masonry deteriorated in end walls. Window sills and lintels deteriorated.

Parcel 13. Rear porches structurally unsafe. Side and end walls have masonry walls in a deteriorated condition. Deteriorated window sills and lintels.

These conditions warrant the carrying out of the Project in accordance with the legislative mandate contained in Chapter 121A of the General Laws and the Application constitutes a Project within the meaning of that law. The purposes of Chapter 121A and Chapter 652 of the Acts of 1969 will be met by this Project. The demand for decent, safe and sanitary housing for elderly persons and for families at rentals below those which the conventional operations of the real estate market produces is, as a matter of common knowledge, intense in this area of the City. Many of the structures involved in this rehabilitation were once first-class apartment buildings. Their return to utility not only meets the housing demand referred to above but has promise of stabilizing neighborhoods which might otherwise decline by reason of the condition of the parcels to be rehabilitated. Thus, in addition to conserving and improving the 13 properties involved, the Project encourages the conservation and improvement of an area of a substantial number of dwellings located adjacent to the Project Area. The Project will provide adequate financial return to the City of Boston. Exhibit E of the Application sets forth the amounts expected to be paid by agreement to the City of Boston (and the proposed form of agreement) in addition to the excise tax pre-

scribed by Section 10 of Chapter 121A. In summary, this agreement provides that the Applicant will pay approximately 16% of the gross rents of the Project on account of taxes in each of the 40 calander years next following the year 1974.

E. Cost of the Project. In the opinion of the Authority, the cost of the Project has been realistically estimated in the Application and the Project is practicable. The estimated cost is \$6,655,000. The Project is to be built under a mortgage from the Massachusetts Housing Finance Agency (MHFA). The Project will be assisted by an interest subsidy program for approximately 127 units and leased housing assistance under Section 8 or Section 23 of the U. S. Housing Act for approximately 104 units. All funds which will be required in addition to those expected to be obtained from the MHFA mortgage, which are estimated at \$665,548, will, in addition to resources of HII Corporation, be raised by the sale of limited partnership interests. The Application contains a form of partnership agreement illustrating, in a general fashion, the organizational framework of the partnership, to be called Franklin Park Associates. Experience with similar financing and organizational methods persuades the Authority that the financial program is realistic. The Application states that because of the large equity investment required from investing limited partners, it may be necessary to divide the Project into two parts. In anticipation that this may be desirable, the Authority grants permission to organize two legally distinct partnerships, Franklin Park Associates and Talbot Avenue Associates, provided each partnership has, in all material respects, the identical legal structure, the identical

responsible general partners and enters into identical regulatory agreements with the Authority.

F. Consistency with Master Plan. The Master Plan of the City of Boston contemplates multi-family housing in the area in which the Project sites are located and the Project is, therefore, consistent with the Master Plan.

G. Effect of the Project. The Project will not be in any way detrimental to the best interests of the public or the City or to the public safety or convenience or be inconsistent with the most suitable development of the City. The Project will, in fact, forward the best interests of the City and will constitute a public use and benefit because: 1) were these structures not to be rehabilitated they would in some instances have to be demolished at public expense; 2) the neighborhoods in which the deteriorated structures are located will be stabilized; and 3) valuable housing stock will be restored.

The carrying out of the Project will not in itself involve the destruction or alteration of any existing structures. Some of the buildings involved in the Project are vacant and involve no dislocation of any persons from their apartments. Rehabilitation operations are planned in such a way as will enable persons who have to move from their apartments to move to other apartments in the Project or to other apartments owned by affiliates of the Applicant in the Project Area.

The Project Area does not include land within any location approved by the State Department of Public Works for the extension of the Massachusetts Turnpike into the City of Boston.

H. Environmental Considerations. Conformably with the provisions of Section 62 of Chapter 30 of the General Laws (as inserted by Chapter 781 of the Acts of 1972), and the regulations thereunder filed by the Secretary of Environmental Affairs of the Commonwealth on June 29, 1973, the Authority has made an environmental assessment report which contains, among others, the following findings:

1. The Project does not adversely affect any recreational areas or any aesthetic values in the surrounding area. The Project will result in the landscaping of yard areas and will, to that extent, improve the visual quality of the Project Area and will provide more useable open space.
2. No natural or man-made places are affected by the Project.
3. The Project affects no archeological structure or site.
4. The Project does not affect the potential use, extraction, or conservation of a scarce natural resource.
5. The Project Area is urban and, therefore, does not serve as a habitat for wild life.
6. Being urban, the Project has no impact on any wilderness areas.
7. The Project will require deviations from the zoning code of the City of Boston as further detailed herein, but not in such manner as will cause damage to the environment.

8. The Project does not require certification, authorization or issuance of a permit by any local, state, or federal environmental control agency. However, the Applicant has submitted an environmental impact statement to MHFA.

9. The Project does not involve the disposal of potentially hazardous materials.

10. The Project does not involve the construction of facilities in a flood plain.

11. The Project, except necessarily during the construction phase, does not result in the generation of a significant amount of noise.

12. The Project does not result in a deleterious effect on the quality of any portion of the State's air or water resources.

13. The Project does not affect an area of important scenic value. The Project does affect an area with significant architectural attributes but is designed harmoniously with those attributes.

Therefore, the Authority concludes that the Project will not cause any environmental damage and, in its opinion, no further reports need to be filed.

As a result of the investigation and report of the Authority staff and of its own knowledge, the Authority further finds that other than the filing of the Assessment of Environmental Damage form in conformity with the rules and regulations adopted by the Executive Office of Environmental Affairs attached hereto and marked "A" no other action must be taken and that the Authority hereby determines that the Project will not cause significant

environmental damage and that the secretary of the Authority be instructed to file such with said Executive Office of Environmental Affairs as set forth in the Environmental Assessment form.

I. Minimum Standards. The minimum standards for financing, construction, maintenance, and improvement of the Project, as set forth in Exhibit D filed with and attached to the Application, are hereby adopted and imposed as rules and regulations (in addition to those hereinafter adopted and imposed) applicable to this Project for the same period as the Project is subject to the provisions of Chapter 121A of the General Laws and Chapter 652 of the Acts of 1960, as amended.

In addition to the minimum standards set forth in Exhibit D, the Authority hereby requires that the Applicant, prior to obtaining a building permit, 1) enter into a regulatory agreement with the Authority pursuant to the requirements of General Laws, Chapter 121A, Section 18C and containing such other terms and conditions as the Authority may in its discretion deem necessary and appropriate; 2) submit to the Authority for its review and approval such plans and specifications for the Project as the Authority may require, and accept such changes and modifications thereto as the Authority may deem necessary or appropriate; and 3) adhere to such design review controls and requirements as the Authority may in its discretion impose.

The carrying out of the Project will not require the erection, maintenance, and use of a garage within 500 feet of one or more buildings occupied in whole or in part as a public or private school having more than 50 pupils, or as a public or private hospital having more than 25 beds, or as a church.

The Project does not involve the construction of units which constitute a single building under the Boston Building Code and Zoning Law.

J. Zoning Deviations. Exhibit C to the Application lists the zoning deviations. These deviations exist because the rehabilitation work to be done exceeds 50% of the physical value of the buildings as of the effective date of the Boston Zoning Code. The non-conformities are not being increased. It would not be possible to restore this housing stock conformably with zoning law now applicable. The Authority has determined that it is in the public interest to restore this housing stock and, therefore, finds that each and everyone of the permissions to deviate from zoning code provisions is reasonably necessary for the carrying out of the total Project and may be granted without substantially derogating from the intent and purposes of the applicable laws, codes, ordinances and regulations respectively. Permission to deviate from zoning as set forth in Exhibit C to the Application is hereby granted and said Exhibit C is annexed hereto for convenience of reference.

K. Building Code Deviations. Certain structural components of the existing buildings do not conform with the Building Code of Boston. These non-conformities with the Code, from which the Applicant seeks permission to deviate, are appended as Exhibit C-2. Certain of the deviations for which permission is sought apply to

all the buildings in the Project. Others apply to some of the buildings. The Authority finds that the code provisions from which deviation is sought could not be complied with unless the existing buildings were entirely gutted and in two instances, section 221.2, having to do with the number of stories, and section 907.8.1, having to do with party walls, could not be complied with without demolishing the existing buildings. No non-conformity is being increased. In the overall, the safety of the existing buildings will be increased by the rehabilitation work proposed. The Authority, therefore, grants permission to deviate from the requirements of the Building Code of Boston as to those provisions set forth in Exhibit C-2, with the proviso that the Building Commissioner of Boston interposes no objection to the permission hereby granted.

"A"

ENVIRONMENTAL ASSESSMENT FORM

FRANKLIN PARK ASSOCIATES

BOSTON

I. BACKGROUND INFORMATION

1. Brief Description of the Proposed Project and of the Massachusetts Housing Finance Agency's involvement in the Proposed Project.

Franklin Park Associates is a rehabilitation project involving buildings in 13 different locations in the Roxbury-Dorchester sections of Boston. A map showing building locations and immediately surrounding area of Boston with a list of addresses is included as Exhibit A. Three of the buildings (70 units) are now completely vacant, and there are at least 15 other vacancies scattered throughout the other buildings. Rehabilitated units will total 240 units of which two-thirds will be occupied by families now living in the project. All the buildings are brick, except for those on Bowdoin Avenue, which are wooden triple deckers.

The project will be financed by the Massachusetts Housing Finance Agency with subsidy funds expected under the state Section 13A interest reduction program and the federal Section 23 leasing program.

2. Description of the Geographical Area which will be Affected by the Project, Including Distinguishing Natural and Man-Made Characteristics, and a Brief Description of the Present Use of the Area or Areas.

All of the sites are presently occupied by the buildings to be rehabilitated. Each site is in a medium density, relatively sound and stable residential environment. Residences comprise the predominant land use, while other surrounding uses are generally compatible supporting services (e.g. churches, schools, parks, convenience shopping and community services). No industrial uses intrude. The surrounding structures are generally older, large wood frame one- and two-family houses, three-story

wood, and three- and four-story brick, apartment buildings. The type of surrounding buildings varies from location to location, with Seaver Street predominantly brick apartment buildings; Talbot and Crawford, mixed wood and brick buildings, also mostly multi-family; and Adams Street area, predominantly "three deckers." On Bowdoin Avenue, the project buildings are the only three deckers in the neighborhood with the other structures large one- and two-family houses and a small brick apartment building. On Esmond, Bicknell and McLellan Streets, the project buildings are the only or almost the only brick buildings on streets characterized by one- and two-family wood frame homes. Wales Street is more mixed, with mostly two-family wood houses and small brick apartment buildings.

Five of the thirteen locations face directly onto parks or green spaces. The two Seaver Street buildings face onto Franklin Park, 122 Talbot Avenue to Franklin Field, Bowdoin Avenue buildings to Mt. Bowdoin Green and Adams Street to Ronan Park.

None of the sites has unstable soil conditions. Adams Street does have a fairly steep drop from front to back, allowing for an additional story to open at the basement level towards the rear. The sites on Bicknell, Esmond, McLellan, and Wales all slope slightly down from generally northwest to southeast, along the street alignments. Bowdoin Avenue is located on the top of a high ridge.

II. ASSESSMENT OF ENVIRONMENTAL DAMAGE

	<u>Short Term</u>	<u>Long Term</u>
1. Could the Project Affect the Use of a Recreational Area or Area of Important Aesthetic Value?	No	No

The project includes a mix of vacant and occupied buildings - all of which are in need of renovation. These buildings will be rehabilitated but their exteriors will not be changed except for needed cleaning, painting and painting. In sum, the project will have no impact on recreational areas and will upgrade the aesthetic character of the neighborhoods.

	<u>Short Term</u>	<u>Long Term</u>
2. Are Any of the Natural or Man-Made Features in the Affected Area Unique; that is, not found in Other Parts of the Commonwealth or Nation?	No	No

There are no unique natural or man-made features in the affected area. The proposed project will be in keeping with, and have an affirmative impact on, the area's aesthetic quality.

	<u>Short Term</u>	<u>Long Term</u>
3. Could the Project Affect an Historical or Archaeological Structure or Site?	No	No

There are no historical or archaeological structures or sites in the area that the project could affect.

	<u>Short Term</u>	<u>Long Term</u>
4. Could the Project Affect the Potential Use, Extraction, or Conservation of a Scarce Natural Resource?	No	No

There are no known scarce natural resources on the site that the project could affect.

	<u>Short Term</u>	<u>Long Term</u>
5. Does the Project Area Serve as a Habitat, Food Source, Nesting Place, Source of Water, etc. for Rare or Endangered Wildlife or Fish Species?	No	No

The project area does not serve as a habitat, food sources, nesting place, source of water, etc. for any rare or endangered wildlife or fish species.

	<u>Short Term</u>	<u>Long Term</u>
6. Could the Project Affect Fish, Wildlife, or Plant Life?	No	No

The project will not affect fish, wildlife, or plant life. Only trees and some other plant life are found near the area, and these will not be affected by the project.

	<u>Short Term</u>	<u>Long Term</u>
7. Are there Any Rare or Endangered Plant Species in the Affected Area?	No	No

There are no rare or endangered plant species in the affected area.

	<u>Short Term</u>	<u>Long Term</u>
8. Could the Project Change Existing Features of Any of the Commonwealth's Fresh or Salt Waters or Wetlands?	No	No

The project sites, which do not contain or abut any fresh or salt waters or wetlands, will not affect them.

	<u>Short Term</u>	<u>Long Term</u>
9. Could the Project Change Existing Features of Any of the Commonwealth's Beaches?	No	No

The project, which is not located on or near any beach, will not affect any of the Commonwealth's beaches.

	<u>Short Term</u>	<u>Long Term</u>
10. Could the Project Result in the Elimination of Land Presently Utilized for Agricultural Purposes?	No	No

The sites and surrounding areas are not utilized for agricultural purposes, and, hence, the project will not eliminate land presently used for agriculture.

	<u>Short Term</u>	<u>Long Term</u>
11. Will the Project require a Variance from, or Result in a Violation of, Any Statute, Ordinance, By-Law, Regulation or Standard, the Major Purpose of which is to Prevent or Minimize Damage to the Environment?	No	No

The project will not require a variance from, or result in a violation of, any statute, ordinance, by-law, regulation or standard, the major purpose of which is to prevent or minimize damage to the environment.

	<u>Short Term</u>	<u>Long Term</u>
12. Will the Project Require Certification, Authorization or Issuance of a Permit by any Local, State or Federal Environmental Control Agency?	No	No

The project will not require certification, authorization or issuance of a permit by any local, state or federal environmental control agency. However, an ECO-1 Statement will be filed with the Department of Housing and Urban Development.

	<u>Short Term</u>	<u>Long Term</u>
13. Will the Project Involve the Application, Use or Disposal of Potentially Hazardous Materials?	No	No

No materials which could be hazardous to the environment will be used in the construction or disposed as a result of the construction of the project.

	<u>Short Term</u>	<u>Long Term</u>
14. Will the Project Involve Construction of Facilities in a Flood Plain?	No	No

The proposed sites are not located on a flood plain.

	<u>Short Term</u>	<u>Long Term</u>
15. Could the Project Result in the Generation of Significant Amounts of Noise?	Yes	No

After the construction of the project is completed, the only sources which could have a long-term contribution to the acoustic environment at the site would be ventilation equipment and mechanical equipment room noise (from boilers, pumps, etc.) However, proper installation, careful location, and normal control measures which will be incorporated into the final specifications of this equipment will assure that these sources will be virtually inaudible to passers-by in the street, to occupants of the building and to nearby neighbors.

During construction, the noise levels generated by construction equipment at the site will vary during any one day and over the entire construction period. It is possible that there will be instances of relatively short duration - such as truck movement - in which noise during construction will be generated in significant amounts. However, there are several factors which tend to reduce the noise impact. First, construction noise will be largely limited to work within the building. Second, construction will be limited to the hours of 8:00 A.M. to 4:00 A.M.

	<u>Short Term</u>	<u>Long Term</u>
16. Could the Project Result in the Generation of Significant Amounts of Dust?	No	No

Dust could be created by the disposal of materials from the site. However, all such disposal will be done through enclosed chutes, so that generation of dust will be held to absolute minimum levels. Dust is most likely only at the initial, demolition stage of rehabilitation.

	<u>Short Term</u>	<u>Long Term</u>
17. Will the Project Involve the Burning of Brush, Trees, Construction Materials, etc. ?	No	No

No brush, trees, construction materials or other materials will be burned at the site or in the project area. All such materials will be trucked away from the site.

	<u>Short Term</u>	<u>Long Term</u>
18. Could the Project Result in a Deleterious Effect on the Quality of any Portion of the State's Air or Water Resources?	No	No

Sewage and drainage from the project and site will be disposed of through the City of Boston's sewage system and will therefore not pollute the state's water resources.

	<u>Short Term</u>	<u>Long Term</u>
19. Could the Project Affect an Area of Important Scenic Value?	No	No

The project will result in the rehabilitation of existing vacant and occupied buildings and as a result will improve the aesthetics of the area.

	<u>Short Term</u>	<u>Long Term</u>
20. Will the Project Result in Any Form of Environmental Damage not Included in the Above Questions?	No	No

The project will not result in any other form of environmental damage not included in the above questions.

III. STATEMENT OF NO SIGNIFICANT ENVIRONMENTAL EFFECTS

The project will not have any significant effects on the environment. The only possible adverse effects will be some limited generation of dust and noise during construction, both of short duration and at minimum levels.

IV. CONCLUSIONS

Place a check in the appropriate box.

1. ☐ It has been determined that the project will not cause significant environmental damage. No further reports will be filed.
2. ☐ It has been determined that the project may cause significant environmental damage. A draft environmental impact report will be submitted on

The draft report will be:

3. ☐ Standard
4. ☐ Extensive
5. ☐ Combined
6. Joint, in participation with _____, with designated as the lead agency.

SIGNATURE OF PREPARING OFFICER: _____

TITLE: _____

ADDRESS: _____

TELEPHONE: _____



FRANKLIN PARK ASSOCIATES

- 128-136 ADAMS STREET
- 122 TALBOT AVENUE
- 85 ESMOND STREET
- 41-43 ESMOND STREET
- 20 WALES STREET
- 30-BICKNELL STREET
- 11-11A WALES STREET
- 282-292 TALBOT AVENUE
- 20-32 BOWDOIN AVENUE
- 132-140 SEAVER STREET
- 134-140 CRAWFORD STREET
- 38-40 MC LELLAN STREET
- 280-296 SEAVER STREET

EXHIBIT C-2

BUILDING CODE

Request for permission to receive variances from the
Boston Building Code

Section 221.0 - Table 2-1 - Fire Resistance Rating and General Height and Area Limitations - Permission to waive requirements for 2 hr. noncombustible construction for enclosure of exitways in buildings of four stories or more - variance result of existing pre-code condition, rehabilitation will provide 1 hr. fire resistance rating using existing structure. Note: Section 221.0 applies to all buildings in the project.

Section 221.2 - Table 2-2 - General Height and Area Limitations - Permission to waive height limitation of 3 stories or 40 feet for buildings of type 3C construction - variance result of existing pre-code conditions. Note: Section 221.2 applies to all buildings in the project.

Section 610.2.1 - Table 6.3 - Determination of Exitway and Access Requirements - Permission to waive requirement for min. width of corridors to be 36" in occupancy group L-2 - variance result of existing, pre-code condition

Section 618.2.1 - Interior Exitway Stairways - Width - Permission to waive requirement for all interior required stairways to be not less than 36" in occupancy group L-2 - variance result of existing pre-code condition

Section 618.3.2 - Vertical Rise - Permission to waive requirement that no stairway shall have more than 15 risers between landings - variance result of pre-code existing conditions

Section 618.4.2 - Winders - Permission to waive requirement that no winders shall be permitted in required exitway stairways
- variance result of existing pre-code conditions

Section 618.9.3 - Combustible Construction - Permission to waive requirement limiting use of combustible materials for required exitway stairways to buildings not over 3 stories or 40' in height
- variance result of existing pre-code conditions

Section 619.1 - Access to Roof - Permission to waive requirement for access to roof in buildings more than 3 stories or 40' in height
- variance result of existing pre-code conditions

Section 624.0 - Fire Escapes - Permission to use Class 1 new and existing fire escapes and connecting balconies.
- variance result of existing conditions; proposed plans will meet current egress requirements for existing buildings.
Note: section 624.0 applies to all buildings in the project.

Section 907.8.1 - Party walls extending four inches above roof - Permission to waive requirement due to existing condition - Permission to allow decking to extend over party wall due to existing condition.
Note: Section 907.8.1 applies to all buildings in the project

Section 926.3.1 - Restrictions to Exterior Appendages and Trim - Permission to waive requirement that all bay windows be of non-combustible construction.
- variance result of existing pre-code conditions.
- existing bay windows are of wood and sheet metal on type 3C occupancy L-2 buildings.

EXHIBIT C

STATEMENT OF PERMISSIONS REQUIRED FOR
DEVIATIONS FROM THE BOSTON ZONING CODE

INDEX:	No. of Pages
Title Sheet.....	1
Articles of the Zoning Code.....	2
Project Sites Requiring Variances	4
Part A.....	7 Sites
Part B.....	6 Sites
	<u>13 Sites Total</u>

EXHIBIT C

ARTICLES OF THE ZONING CODE

Variances are requested for the following articles of the Code:

- Article 8 - Regulation of Use - Permission to convert dwelling structure for more families under use item #8. The buildings are on scattered sites throughout Roxbury and Dorchester and will contain a mixture of dwelling units ranging from one bedroom to five bedroom apartments.
- Article 13- Dimensional Requirements - Permission to waive the following dimensional regulations of Table B as prescribed for dwelling use in Districts H-1, L-1, & R-8:
min. lot size min. lot area, max. floor area ratio,
min. usable open space, min. front yard, min. side yard, min. setback of parapet.
- Variance result of existing pre-code condition and Article 8 convert dwelling structure for more families.
- Article 14- Lot Size, Area & Width - Permission to waive the following requirements for dwelling use:
5000 s.f. min. lot size in Districts R-8 & H-1
1500 s.f. & 1000 s.f. min. lot area for ea.
additional dwelling unit in Districts R-8 & H-1 respectively.
50 ft. min. lot width in District R-8
- Variance result of existing pre-code condition.
- Article 15- Building Bulk- Permission to waive the following requirements for dwelling use:
0.8 max. floor area ratio in District R-8
1.0 max. floor area ratio in Districts H-1 & L-1
- Variance result of existing pre-code condition.
- Article 17- Open Space Requirement - for Residences - Permission to waive the following requirements for dwelling use:
800 s.f. min. usable open space per dwelling unit in District R-8.
400 s. f. min. usable open space per dwelling unit in District H-1.
- Variance result of existing pre-code condition.
- Article 18- Front Yards- Permission to waive the following requirements for dwelling use:
20 ft. min. front yard depth in Districts R-8 and H-1.
- Variance result of existing pre-code condition.
- Article 19- Side Yards- Permission to waive the following requirements for dwelling use:
10 ft. min. side yard width in District R-8.
10 ft. + 1/20 x length of wall parallel to side lot line min. side yard width in District H-1.

Article 19- Side Yards (continued)

1/2 x front yard required min. side yard width for a corner lot in District H-1.

-Variance result of existing pre-code condition.

Article 20- Rear Yards- Permission to waive the following requirements for dwelling use:

40 ft. min. rear yard depth in District R-8.

10 ft. + $\frac{L'}{20}$ min. rear yard depth in District H-1.

-Variance result of existing pre-code condition.

Article 21- Setbacks - Permission to waive the following requirements for dwelling use:

$\frac{H' + L'}{6}$

min. setback of parapet (distance from lot line) in District H-1.

-Variance result of existing pre-code condition.

Article 23- Off-Street Parking- Permission to waive all requirements for off-street parking.

-Variance result of existing pre-code condition.

EXHIBIT C
PART A

Address:

30 Bicknell St., Dorchester - waive zoning articles: 13, 14, 15, 17, 19, 20, 23

- (1) Existing lot area per each additional d.u. = 477 s.f.
- (2) " F.A.R. = 1.6
- (3) " usable open space/d.u. = 748 s.f.
- (4) " side yard = 6 ft.
- (5) " rear " = 35 ft.

134, 136, 138, 140 Crawford St., Roxbury - waive zoning articles: 8, 13, 14, 15
17, 18, 19, 21, 23

- (1) Existing 12 dwelling units - 16 proposed
- (2) Proposed lot area per ea. additional d.u. = 368 s.f.
- (3) " F.A.R. = 2.2
- (4) " usable open space/d.u. = 316 s.f.
- (5) Existing front yard = 6 ft.
- (6) " side " = 5 ft.
- (7) " parapet setback = 5 ft.

85 Esmond St., Dorchester - waive zoning articles: 13, 14, 15, 17, 18, 19, 23

- (1) Existing lot area/ea. additional d.u. = 280 s.f.
- (2) " F.A.R. = 1.9
- (3) " usable open space/d.u. = 266 s.f.
- (4) " front yard = 10 ft.
- (5) " side " = 12 ft.
- (6) " parapet setback = 10 ft.

38-40 McLellan St., Dorchester - waive zoning articles: 13, 14, 15, 18, 19, 21, 23

- (1) Proposed lot area/ea. additional d.u. = 291 s.f.
- (2) " F.A.R. = 1.9
- (3) Existing front yard = 4 ft.
- (4) " side " = 5 ft.
- (5) " parapet setback = 4 ft.

280, 286, 292, 296 Seaver St., Roxbury - waive zoning articles: 13, 14, 15, 17
18, 19, 21, 23

- (1) Proposed lot area/ea. additional d.u. = 556 s.f.
- (2) " F.A.R. = 1.7
- (3) " usable open space/d.u. = 203 s.f.
- (4) Existing front yard = 7 ft.
- (5) " side " = 7 ft.
- (6) " parapet setback = 7 ft.

122 Talbot Ave., Dorchester - waive zoning articles: 13, 14, 15, 18, 19, 20, 21, 23

- (1) Existing lot size = 4910 s.f.
- (2) Proposed lot area/ea. additional d.u. = 0
- (3) " F.A.R. = 1.9
- (4) Existing front yard = 4 ft.
- (5) " side " = 4 ft.
- (6) " rear " = 10 ft.
- (7) " parapet setback = 4 ft.

EXHIBIT C
PART A (cont.)

282, 284, 286, 290, 292 Talbot Ave., Dorchester - waive zoning articles:13, 15,17,18, 19,20,23
48, 52 Aspinwall St., Dorchester
42, 44, 46 Whitfield St., Dorchester

- (1) Proposed lot area/ea. additional d.u. = 160 s.f.
- (2) Existing F.A.R. = 3.3
- (3) Proposed usable open space/ d.u. = 47 s.f.
- (4) Existing front yard = none
- (5) " side " = none
- (6) " rear " = none

EXHIBIT C
PART B

Address:

128, 130, 132, 134, 136 Adams St., Dorchester - waive zoning articles: 13, 14, 15, 18, 19, 23

- (1) Existing lot area/ea. additional d.u. = 454 s.f.
- (2) " F.A.R. = 1.4
- (3) " Front yard = 15 ft.
- (4) " side yard = 7 ft.

132, 136, 140 Seaver St., Roxbury - waive zoning articles: 13, 14, 15, 17, 18, 21, 23

- (1) Existing lot area/ea. additional d.u. = 383 s.f.
- (2) " F.A.R. = 2.0
- (3) " usable open space/d.u. = 187 s.f.
- (4) " front yard = 12 ft.
- (5) " side yard = 9.7 ft.
- (6) " parapet setback = 9.7 ft.

41, 43 Esmond St., Dorchester - waive zoning articles: 13, 14, 15, 17, 18, 19, 21, 23

- (1) Proposed lot area/ea. additional d.u. = 42 s.f.
- (2) " F.A.R. = 2.5
- (3) " usable open space/d.u. = 198 s.f.
- (4) Existing front yard = 6.6 ft.
- (5) " side yard = 5 ft.
- (6) " parapet setback = 5 ft.

20 Wales St., Dorchester - waive zoning articles: 8, 13, 14, 15, 17, 18, 21, 23

- (1) Existing 19 dwelling units - 22 units proposed
- (2) Proposed lot area/per ea. additional d.u. = 240 s.f.
- (3) " F.A.R. = 1.8
- (4) " usable open space/d.u. = 223 s.f.
- (5) Existing front yard = 11 ft.
- (6) " side yard = 6 ft.
- (7) " parapet setback = 6 ft.

11-11A Wales St., Dorchester - waive zoning articles: 8, 13, 14, 15, 18, 19, 21, 23

- (1) Existing 9 dwelling units - 11 proposed
- (2) Proposed lot area/ea. additional d.u. = 500 s.f.
- (3) " F.A.R. = 1.6
- (4) Existing front yard = 8 ft.
- (5) Existing side yard = 1 ft. & 4.5 ft.
- (6) " parapet setback = 1 ft. & 4.5 ft.

20, 24, 28, 32 Bowdoin Ave., Dorchester - waive zoning articles: 13, 14, 15, 18, 19, 20, 23

- (1) Existing lot size = 4513 s.f. at 24 Bowdoin
- " " " = 4357 s.f. at 28 Bowdoin
- (2) Proposed lot area/ea. additional d.u. = 344 s.f. at 20 Bowdoin
- 0 s.f. at 24 & 28 Bowdoin
- 22 s.f. at 32 Bowdoin

EXHIBIT C
PART B (cont.)

Address:

20, 24, 28, 32 Bowdoin Ave., Dorchester (continued)

- (3) Existing lot width = 23.15 at 20 Bowdoin
49.00 at 24 and 28 Bowdoin
49.00 at 32 Bowdoin
- (4) Existing F.A.R. = 1.5
- (5) Proposed usable open space/d.u. = 987 s.f. at 20 Bowdoin Ave.
545 s.f. at 24 " "
514 s.f. at 28 " "
616 s.f. at 32 " "
- (6) Existing front yards = 25 ft. at 20 Bowdoin Ave.
18 ft. at 24 "
14 ft. at 28 "
18 ft. at 32 "
- (7) Existing side yards = 6 ft. & 7 ft.
- (8) Existing rear yards = 20 ft.

MEMORANDUM

NOVEMBER 21, 1974

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: FRANKLIN PARK ASSOCIATES
APPROVAL OF 121A REPORT AND DECISION AND
STATEMENT OF NO SIGNIFICANT ENVIRONMENTAL IMPACT

On November 14, 1974, a public hearing was held for approval of a Project to be carried out by Franklin Park Associates pursuant to Chapter 121A of the General Laws of Massachusetts.

The Applicants have sought consent as a Limited Partnership to rehabilitate existing buildings in 13 separate locations in the Roxbury and Dorchester sections of Boston. The Project consists of a total of 228 units of low and moderate income housing to be financed through the Massachusetts Housing Finance Agency. The specific locations of the buildings are as follows;

- Parcel No. 1. 128, 130, 132, 134, and 136 Adams Street, Dorchester.
- Parcel No. 2. 30-32 Bicknell Street, Dorchester
- Parcel No. 3. 20, 24, 28, 32 Mt. Bowdoin Avenue, Dorchester
- Parcel No. 4. 134, 136, 138, 140 Crawford Street, Roxbury
- Parcel No. 5. 41-43 Esmond Street, Dorchester
- Parcel No. 6. 85 Esmond Street, Dorchester
- Parcel No. 7. 38-40 McLellan Street, Dorchester
- Parcel No. 8. 132, 136, 140 Seaver Street, Roxbury
- Parcel No. 9. 280, 286, 292, 296 Seaver Street, Roxbury
- Parcel No. 10. 122 Talbot Avenue, Dorchester
- Parcel No. 11. 282, 284, 286, 290, 292 Talbot Avenue; 48-52 Aspinwall Street; 42, 44, 46 Whitfield Street; Dorchester
- Parcel No. 12. 11-11A Wales Street, Dorchester
- Parcel No. 13. 20 Wales Street, Dorchester

The Authority Staff has also made inquiry into the Environmental effect of the Project pursuant to Sections 61 and 62 of Chapter 30 of the Massachusetts General Laws. The proposal of Franklin Park Associates has thus been examined both as to its Environmental Impact and as to its 121A criteria and has been found to be fully acceptable.

It is therefore recommended that the Authority adopt the Report and Decision for Franklin Park Associates and approve the Project as having no significant Environmental Impact.

An appropriate Vote follows:

VOTED: That the document presented at this meeting entitled "Report and Decision on the Application of Franklin Park Associates for the Authorization and Approval of a Project Under Massachusetts General Laws (Ter. Ed.), as amended, and Chapter 652 of the Acts of 1960, to be Undertaken and Carried Out by a Limited Partnership Formed Under Massachusetts General Laws, Chapter 109, and Approval to Act as an Urban Redevelopment Limited Partnership Under said Chapter 121A", which Report and Decision includes a determination by the Authority that said Project has no significant Environmental Impact, be and hereby is approved and adopted.